

March. 19, 1983

To Mr Hutchins

I would appreciate it if  
you could send a copy of this  
complaint to the proper persons.  
Person that is in charge of  
inspections of Public Housing.  
I do not have an address to  
where I should send this

Thank You

Melanie Conyers  
38 Dunbar Homes  
Burlington NJ. 08016

(UCA) 239 4760

Dunbar Homes

# HOUSING AUTHORITY OF THE

CITY OF BURLINGTON

800 WALNUT STREET  
BURLINGTON, NJ 08016

COMMISSIONERS  
H.J. MANN, CHAIRMAN  
J. LITHGOW, VICE CHAIRMAN  
L. JONES  
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RICK IOVINE  
EXECUTIVE DIRECTOR

PATRICIA A. DASHER  
PUBLIC HOUSING MGR.

PHONE: 609-386-0246  
FAX: 609-386-2465  
TDD: 609-702-7744

March 10, 2003

Melanie Conyers  
38 Dunbar Homes  
Burlington, NJ 08016

## FIRST NOTICE TO CEASE

Dear Ms. Conyers:

During our recent inspection of your apartment it was noted that the condition of your apartment violate your lease, specifically Section 7. Tenant's Obligations, Items 5,6,8,9.

Your apartment showed extensive neglect and usual wear and tear on your part. Some of the violations are as follows:

1. Front storm door screen and frame is broken.
2. TV cable is running up stairway unsafely must be properly wired or removed.
3. Rear screen door needs screws on hardware.
4. Basement - door needs doorknob assembly; light bulb is missing (tenant's responsibility); heater filter is dirty.
5. Kitchen - refrigerator gasket is loose; range hood needs replacement (unusual wear and tear)
6. Stairway light is out and globe is broken.
7. Bathroom - fan doesn't work; tub surround has unusual wear and tear; sink needs faucet assembly; towel rack is missing; door needs adjustment.
8. Rear bedroom - receptacle cover is missing (replaced by maintenance staff); doorstop is missing.
9. Front bedroom- doorframe is damaged; receptacle hanging from wall (replaced by maintenance staff); 3 electrical plates missing or broken (replaced by maintenance staff).
10. Second front bedroom - closet door is missing; 3 receptacle covers missing (replaced by maintenance staff).
11. Downstairs bedroom - doorstop is missing; closet hinges need adjusting.
12. General housekeeping is not acceptable.

Most of the damaged appears to be from neglect and abuse. The Housing Authority staff will make the necessary repairs and you will be charged for any portion of the repair that is determined to be your fault through negligence or unusual wear and tear.

A re-inspection of your apartment will be scheduled in two weeks to determine your compliance and monthly inspections will occur for the next six months to determine if you are complying with the terms of your lease in regards to the items specified in this letter.

**Any future violations of these lease provisions will result in a notice to quit and demand for possession.**

You are hereby advised you have a right to a grievance hearing. Any grievance hearing request must be personally presented, either orally or in writing, to the Authority's main office within 14 days after the occurrence that gave rise to the grievance. Failure to request a hearing within the 14 day time period will result in a waiver of your rights to a hearing. You may also examine any Housing Authority document in you tenant file and obtain copies of any documents, or records relevant to the subject matter of this notice.

Sincerely,



Rick Iovine  
Executive Director

10 15  
MAILED AND HAND DELIVERED March 8, 2003

March 19, 2003

To Rick Joine;

I Melanie J. Conyers of 38  
Dunbar Homes do not agree with  
the report of the recent inspection  
as follows:

1. I agree
2. ~~cause~~ <sup>cause</sup> is removed
3. needs to be tightened, "John" said  
that they might have to fix it  
again because it may ~~loosen~~ <sup>loosen</sup> again.
4. Agree with door knob. The lock button  
is missing, agree with missing one  
right bulb. I do not agree with the heater  
filter being dirty. I cleaned it the  
day of the inspection before it started  
bleaking. I told tenant in 41 Dunbar Homes  
to clean hers.
5. refrigerator gasket is normal wear and  
tear as is on our refrigerator elsewhere.

I agree with the range hood,  
because I forgot and put oven  
cleaner on it.

6. I agree with the stairway light  
being out. I told Ray that it was  
cracked and I was scared it would  
break up soon as I replaced the  
bulb. I replaced the bulb and the  
globe broke as soon as I took  
it down.
7. My bathroom fan doesn't work. I  
do not see no unusual wear and  
tear in the bathroom. I tried to  
put a towel ~~in~~ rack up that  
I purchased but it will not  
stay up. I could not remove the  
old screws. We were also suppose  
to get them replaced. Bathroom fan  
doesn't work but working.
8. I agree with the receptacle covers  
being replaced. I had purchased  
ceramic ones but they did stay  
on.
9. Front bedroom yes closet door is  
off. I reported it to Pat Dexter  
that 2 years ago. She told me to  
put them somewhere so they  
don't fall on the children. This  
was after I asked her if there

because, they almost fell on my children. And that it cost too much to fix. We recieved letters stated that all metal closet doors will be replaced. But, Pat Dasher told me that letter was never sent out. Another is going to give me a copy of that letter.

10. Second <sup>first</sup> front bedroom, yes door frame is damaged. It was noted at the time of that inspection but never fixed. I agree the receptacle was hanging but, just needed screws and a cover.
11. door stop is missing closet door do not need to be adjusted.
12. I strongly do not agree, because I keep my house, walls wiped down bathroom, kitchen and the day of the inspection I had five Divisor that will witness that my house was very clean. Because they told me that it was alot of bleach.

So when you go over this letter you can not charge me for things that are everyday wear and tear. And, think that

should have been fixed prior to this inspection.

I also noticed that you did not put down my Kitchen Cabinet something that was fixed with dry rotted material. I also have the replacement part.

When I do call and report certain things like the steps one day some one told me to just glue it back.

When you come into my apartment for the reinspection, I want to walk with you from room to room so that you can explain to me the problems.

I was not pleased with your overall ~~same~~ conclusion. I am not a dirty house keeper. I scrub my floors every day with bleach and Pure Sol. I wipe my walls down as needed. I wash my baseboards too.

I understand that every housing development is different but I always ~~as~~ had an inspection from someone from MHD First and that they give you a list of repairs that are need. Then they return for a reinspection. It is also different when people write on paper that they fixed something and didn't. I have a witness to that also. I also feel when you come out for the extermination I should have gotten letters then for dissatisfied house keeping. I know that I was in some apartments that day and they were not clean and mine.

As God is my witness my house was not dirty like it was reported. We never get a notice to tell us when they are going to come in and fix something ~~to~~ so how can we not keep up the house. We all know all tenants are due 24 to 48 hours. I don't feel that my house should be inspected for six months but you are more than welcome to come in.



I will be more than happy  
to learn about the general and  
~~unpleasant~~ message given and then, I  
hope that I did settle Ray and  
Mike when I returned home  
after the rented my apartment.

Thank you

Melanie J. Conyers  
38 Dunbar Hayes  
Burlington NJ 08016

cc ~~to~~

Geral Sullivan  
Rick Irvine  
Frank Hutchins

Mar 19, 2003  
Peggy Day

PEGGY DAY  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Oct 21, 2004